



BEACON HILL ARCHITECTURAL DISTRICT COMMISSION PUBLIC MEETING MINUTES

Held virtually via Zoom

April 20, 2023

Commissioners Present: Arian Allen, Moe Finegold, Edward Fleck, Ralph Jackson, Curtis Kemeny, Mark Kiefer, Alice Richmond, Wen Wen

Commissioners Absent: Annette Given

Staff Present: Nicholas Armata, Senior Preservation Planner; Kira Torrieri, Preservation Assistant

Members of the press present: Dan Murphy, Beacon Hill Times, announced his presence

A full recording of the hearing is available at:

<https://www.boston.gov/historic-district/south-end-landmark-district>

TIME 5:02 PM: Chair M. Kiefer called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order suspending certain provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing.

Following this brief introduction he called the first design review application.

I. VIOLATIONS

VIO # 23.0589 BH & 23.0708 BH

TIME 5:06 PM

ADDRESS: 1 PINCKNEY STREET

Applicant: Eleanor Lawrence

Proposed work: Ratification of unapproved window replacements, unapproved door hardware, unapproved ring doorbell.

PROJECT REPRESENTATIVE: Eleanor Lawrence

DOCUMENTS PRESENTED: Photos of existing conditions, plans, and details for the proposed work.

DISCUSSION TOPICS: The timeline of the work that has been done as well as the proper process for approval for future work. Requested using a brass plate to cover the doorbell and that the whole fixture be recessed; that the keypad is also covered with a brass plate. They also explained that wood windows with true divided lights



and dark spacer bars are more consistent with the district’s guidelines and that the existing windows must be replaced. No building permit was obtained for this work.

PUBLIC COMMENT: Richelle Gewertz, Beacon Hill Civic Association (BHCA), recommended that the violations were ratified in a timely manner.

COMMISSIONER M KIEFER MOTIONED TO RATIFY THE VIOLATIONS WITH PROVISOS. COMMISSIONER A RICHMOND SECONDED THE MOTION. THE VOTE WAS 8-0-1 (YES: AA, MF, MK, EF, RJ, CK, AR, WW) (NO: NONE) (ABSTAIN/ABSENT: AG).

- *The Commission requires that the remedy of these violations with the following guidance;*
 - *Requiring the applicant to make a formal application for each of the items that have been cited for the remedy for each of the items that have been cited.*
 - *That the violations are remedied within 60 days.*
 - *The windows replaced without the approval of the Commission will be replaced with windows that conform to the district standards.*
 - *That a brass cover will be installed over both the key fob and the ring doorbell.*
 - *That the ring doorbell will be installed to the left of the pilaster and that any existing holes will be repaired.*

VIO # 23.0753 BH

TIME 5:47 PM

ADDRESS: 38 LIME STREET

Applicant: Megan Morgan; Payne/Bouchier

Proposed work: Ratification of unapproved ring doorbell.

PROJECT REPRESENTATIVE: Megan Morgan.

DOCUMENTS PRESENTED: Photos of existing conditions, plans, and details for the proposed ratification of violations.

DISCUSSION TOPICS: The appropriateness of the proposed brass plate to cover the doorbell and its location.

PUBLIC COMMENT: Richelle Gewertz, BHCA, supported the application and asked the applicant to minimize illumination.

COMMISSIONER M KIEFER MOTIONED TO DISMISS THE VIOLATION AND APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER A RICHMOND SECONDED THE MOTION. THE VOTE WAS 8-0-1 (YES: AA, MF, MK, EF, RJ, CK, AR, WW) (NO: NONE) (ABSTAIN/ABSENT: AG).

VIO # 23.0714 BH

TIME 5:52 PM

CITY of BOSTON



ADDRESS: 101 CHESTNUT STREET

Applicant: Tim Burke; Timothy Burke Architecture

Proposed work: Ratification of unapproved intercom system.

PROJECT REPRESENTATIVE: Timothy Burke

DOCUMENTS PRESENTED: Photos of existing conditions, shop drawings, and details for the proposed work.

DISCUSSION TOPICS: The location and placement of the intercom, the visibility, and recent precedents for similar ratifications.

PUBLIC COMMENT: Neighbor at 107 Chestnut Street wrote in support of the application. Richelle Gewertz, BHCA, supported the application as long as the intercom system is covered with a brass box.

COMMISSIONER E FLECK MOTIONED TO DISMISS THE VIOLATION AND APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER M FINEGOLD SECONDED THE MOTION. THE VOTE WAS 8-0-1 (YES: AA, MF, MK, EF, RJ, CK, AR, WW) (NO: NONE) (ABSTAIN/ABSENT: AG).

- *That the adjacent key fob is removed if it is no longer necessary.*

II. DESIGN REVIEW

APP # 23.0808 BH

TIME: 6:06 PM

ADDRESS: 103 MYRTLE STREET

Applicant: Tim Burke; Timothy Burke Architecture

Proposed work: Replace guardrail and selective repairs to wood privacy screen.

PROJECT REPRESENTATIVE: Timothy Burke

DOCUMENTS PRESENTED: Photos of existing conditions, plans, and details for the proposed work.

DISCUSSION TOPICS: The reason the deck is positioned so closely to the edge of the structure, the height of the deck, whether the deck was approved previously, the design of the rail in comparison to neighboring decks.

PUBLIC COMMENT: Richelle Gewertz, BHCA, supported the application.

COMMISSIONER M KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER R JACKSON SECONDED THE MOTION. THE VOTE WAS 8-0-1 (YES: AA, MF, MK, EF, RJ, CK, AR, WW) (NO: NONE) (ABSTAIN/ABSENT: AG).



- Handrail replacement is approved with the proviso that the circle at the top of the railing is removed in favor of a more simplified metal rail.
- Wood privacy screen is denied without prejudice; the applicant is to return to the commission with revised designs that refine the transition between the cornice and the roofdeck.

APP # 23.0835 BH

TIME: 6:37 PM

ADDRESS: 58 BEACON STREET

Applicant: Tim Burke; Timothy Burke Architecture

Proposed work: Install new intercom in location of existing intercom (See Additional Items Under Administrative Review).

PROJECT REPRESENTATIVE: Timothy Burke

DOCUMENTS PRESENTED: The Commissioners reviewed a presentation consisting of photos of existing conditions, plans, and details for the proposed work.

DISCUSSION TOPICS: Placement of the intercom box, visibility from the street.

PUBLIC COMMENT: Richelle Gewertz, BHCA supported the project.

COMMISSIONER KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 8-0-1 (YES: AA, MF, MK, EF, RJ, CK, AR, WW) (NO: NONE) (ABSTAIN/ABSENT: AG).

APP # 23.0838 BH

TIME: 6:45 PM

ADDRESS: 44 PHILLIPS STREET

Applicant: Maria Correa; Dalfior Development, Inc

Proposed work: New street address number.

PROJECT REPRESENTATIVE: Eric Zachrison

DOCUMENTS PRESENTED: Existing conditions, cut sheets for the proposed numbers.

DISCUSSION TOPICS: Placement of the numbers on the door, appropriateness of the proposed font and finish.

PUBLIC COMMENT: Richelle Gewertz, BHCA, suggested a traditional brass finish.

COMMISSIONER M KIEFER MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ALLEN SECONDED THE MOTION. THE VOTE WAS 8-0-1 (YES: AA, MF, MK, EF, RJ, CK, AR, WW) (NO: NONE) (ABSTAIN: NONE).

- That a traditional font and brass finish to be used.



APP # 23.0712 BH
ADDRESS: 24 JOY STREET

TIME: 6:53 PM

Applicant: Vasyl Kochura

Proposed work: Install storefront signage.

PROJECT REPRESENTATIVE: Vasyl Kochura

DOCUMENTS PRESENTED: Photos of existing conditions and as-installed signage.

DISCUSSION TOPICS: Placement of window graphics, quantity of graphics.

PUBLIC COMMENT: Richelle Gewertz, BHCA, supported the application as proposed.

COMMISSIONER FLECK MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER A RICHMOND SECONDED THE MOTION. THE VOTE WAS 8-0-1 (YES: AA, MF, MK, EF, RJ, CK, AR, WW) (NO: NONE) (ABSTAIN/ABSENT: AG).

COMMISSIONER W WEN LEFT THE HEARING.

APP # 23.0732 BH
ADDRESS: 161 MOUNT VERNON STREET (ADJACENT)

TIME: 7:10 PM

Applicant: Keenan Brinn; ExteNet Systems, Inc

Proposed work: Install cell antenna on replacement light pole.

PROJECT REPRESENTATIVE: Keenan Brinn

DOCUMENTS PRESENTED: Existing conditions, drawings for proposal, renderings of proposal.

DISCUSSION TOPICS: Alternative locations for the cell antenna and the necessity of the installation. appropriate color for the light pole.

PUBLIC COMMENT: Richelle Gewertz, BHCA, supported the placement of these antennae on light poles at the edge of the district.

COMMISSIONER M KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER M FINEGOLD SECONDED THE MOTION. THE VOTE WAS 6-1-2 (YES: AA, MF, MK, EF, RJ, CK) (NO: AR) (ABSTAIN/ABSENT: AG, WW).



APP # 23.0758 BH

TIME: 7:48 PM

ADDRESS: 5 LOUISBURG SQUARE

Applicant: Michael Resteghini; F.H. Perry Builder

Proposed work: Replace all windows, remove storm windows, replace brick molds in kind.

PROJECT REPRESENTATIVE: Mike Resteghini

DOCUMENTS PRESENTED: Photos of existing conditions, plans, and details for the proposed work.

DISCUSSION TOPICS: Appropriateness of the proposed windows, past approval precedents.

PUBLIC COMMENT: Richelle Gewertz, BHCA, supported the application.

COMMISSIONER M KIEFER MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER M FINEGOLD SECONDED THE MOTION. THE VOTE WAS 7-0-1 (YES: AA, MF, MK, EF, RJ, CK, AR) (NO: NONE)(ABSTAIN/ABSENT: AG, WW).

III. ADVISORY REVIEW

TIME 8:01 PM

ADDRESS: 18 PHILLIPS STREET

Applicant: Lynne Spencer and John Hecker were the project representatives.

Proposed work:

DISCUSSION TOPICS: The Commission was open to the changes proposed for the front plaza and recommended a full application.

IV. ADMINISTRATIVE REVIEW

TIME: 8:40 PM

APP # 23.0524 BH 48 BEACON STREET UNIT 3: In unit 3, replace 1 over 1, wood, non-historic windows with 1 over 1, wood, windows.

APP # 23.0835 BH 58 BEACON STREET: Repaint existing stone at first floor level and trim in kind (Rockport Grey HC 105), apply epoxy coating to stairs. (See *Additional Items Under Design Review*).

APP # 23.0836 BH 19 BRIMMER STREET (#3): At level three (4th floor) replace three, non-historic, double hung, wood, 6 over 6 windows, with three, double hung, wood, 6 over 6, true divided light windows

APP # 23.0687 BH 78 CHARLES STREET: Repoint horizontal masonry cracks above the second and third floor windows. New mortar to match existing mortar in color and aggregate. Scrape, prime and paint rear ground floor door at 78 Charles Street (aka 71 River Street). New paint, Ben Moore HC-190, Semi Gloss.



APP # 23.0713 BH 76 CHESTNUT STREET: At front facade, dormer level, replace one, 8 over 8, double hung, wood, non-historic window with one, 8 over 8, wood, double hung, window. Remove faulty storm window.

APP # 23.0827 BH 83 PHILLIPS STREET: Repair glazing on three windows at ground level, two on 1st level and three windows on second level and repaint in current color. No new material except for the glazing compound will be used.

APP # 23.0825 BH 21 SOUTH RUSSELL STREET (ADJACENT): Install two tree guards; style #1 in pre-approved designs.

APP # 23.0816 BH 38 SOUTH RUSSELL STREET: Repoint and/or repair poor conditions areas in the façade from where the water is actively infiltrating into the Unit #5.

COMMISSIONER M KIEFER MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS AS SUBMITTED. COMMISSIONER A ALLEN SECONDED THE MOTION. THE VOTE WAS 6-0-3 (YES: AA, MF, MK, EF, RJ, CK) (NO: NONE) (ABSTAIN: AR ABSENT: AG, WW).

**V. RATIFICATION OF MARCH 16 2023 PUBLIC HEARING MINUTES
TIME PM**

COMMISSIONER M KIEFER MOTIONED TO RATIFY THE FEBRUARY HEARING MINUTES AS SUBMITTED. COMMISSIONER A ALLEN SECONDED THE MOTION. THE VOTE WAS 5-0-4 (YES: AA, MK, EF, RJ, AR) (NO: NONE) (ABSTAIN: MF, CK ABSENT: WW, AG).

VI. STAFF UPDATES

VII. ADJOURNMENT: 8:45 PM

COMMISSIONER M KIEFER MOTIONED TO ADJOURN THE HEARING. COMMISSIONER E FLECK SECONDED THE MOTION. THE VOTE WAS 7-0-2 (YES: AA, MF, MK, EF, RJ, CK, AR) (NO: NONE) (ABSTAIN/ABSENT: AG, WW).